

**Tenant's Demand — Return of Security Deposit**

Landlord's Name \_\_\_\_\_

Certified Mail

Address \_\_\_\_\_

Return Receipt Requested

City, State Zip \_\_\_\_\_

No. \_\_\_\_\_

RE: (Address of Rental Unit) \_\_\_\_\_

Dear \_\_\_\_\_,

It has been more than \_\_\_\_\_ days since the end of my tenancy at the above-named address and my demand for the return of my security deposit. During this period, you have neither returned my deposit, nor given me a itemized list of damages for which you might be withholding the deposit as required by the Texas Property Code. I have also provided my forwarding address in writing.

The purpose of this letter is to inform you that unless you return my deposit within the next \_\_\_\_\_ days, I will file suit for an amount equal to the sum of \$\_\_\_\_\_, three times the portion of the deposit wrongfully withheld, and reasonable attorney's fees, as provided for in Section 92.109 of the Texas Landlord Tenant Act.

I hope it will not be necessary to take up the Court's valuable time.

Sincerely,

\_\_\_\_\_

Tenant

\_\_\_\_\_ Date

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

